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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT (M)

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT – VMRDA — REALIGNMENT OF 12.00 MTS. WIDE PROPOSED MASTER PLAN ROAD IN SY.NO.62/1B3D OF PENDURTHI (V & M), VISAKHAPATNAM DISTRICT TO AN EXTENT OF AC. 8.67 CTS. APPLIED BY SRI S.ANIL KUMAR, GENERAL MANAGER AND SRI GAGAN GUPTA, DY. DIRECTOR (TECH) OF CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANIZATION (CGEWHO) - DRAFT VARIATION – NOTIFICATION– ISSUED – REG.

[Memo.No.4158673/M1/2020, Municipal Administration & Urban Development (M) Department, 18th August, 2021]

APPENDIX
NOTIFICATION

The following Draft variation to the land use envisaged in the Zonal Development Plan & Master Plan for Visakhapatnam sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development Department, dated: 30.06.2006, which is proposed in exercise of the powers conferred by Section 15 of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 is hereby published.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen (15) days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect there to before expiry of said period will be considered/examined by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Visakhapatnam Metropolitan Region Development Authority / Municipal Administration & Urban Development Department, AP Secretariat, Amaravathi, Andhra Pradesh.

DRAFT VARIATION

The proposed deletion of 12.00 mts (40') wide master plan road passing through the land covered in Sy.No.62/1B3D of Pendurthi (V), Pendurthi (M), Visakhapatnam District. The boundaries of which are given in the schedule below which was earmarked for proposed 12.00 mts. (40') wide road (C- D) in Visakhapatnam Metropolitan Region Sanctioned in G.O.Ms.No.345 MA dated.30.06.2006 is now proposed to be realigned as 12Mts (40') wide road (A-B) in Sy.No.62/1B3D of Pendurthi (V), Pendurthi (M), Visakhapatnam District, as shown in Visakhapatnam Metropolitan Region Plan Map No.13/2020 and which is available in the office of the Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam, as the Master Plan road is realigned in the applicant's site without changing the starting and ending nodes. Subject to following conditions:

1. the applicant shall handover the site affected in 12.0 mts wide Master Plan road passing through the site under reference on western side and site affected in widening of existing 30.0 mts road to be widened to 100.0 mts on Northern side, through registered gift deed to the local body at free of cost.
2. the applicant shall pay the development / conversion / publication charges to the Visakhapatnam Metropolitan Region Development Authority.
3. the applicant shall obtain approval of building plans for construction of buildings from GVMC / VMRDA as the case may be, duly paying necessary charges to as per rules in force.
4. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Metropolitan Region Development Authority / Greater Visakhapatnam Municipal Corporation before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling clearances etc.
6. the owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
7. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
8. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
9. Any other conditions as may be imposed by Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority.

SCHEDULE OF BOUNDARIES

North : Part of the Land belongs to CGEWHO and affected in the proposed 100mts wide Master Plan Road.

East : Land belongs to CGEWHO.

South : Existing Kutcha Road.

West : Others Land in S.No.62/1A of Pendurthi (V) &(M) and Existing 20' wide road.

Y. SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT